013.A	0008	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	863,700	/	863,700
USE VALUE:	863,700	/	863,700
ASSESSED:	863,700	/	863,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		BURCH ST, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1:	TCHOUIKEVITCH MARGARYTA/ TREE	
Owner 2:	MARGARYTA TCHOUIKEVITCH TRUST	
Owner 3:	OF 2021	
Street 1:	11 LAKE ST	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry:
Postal:	02421	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	TCHOUIKEVITCH MARGARYTA -
Owner 2:	-
Street 1:	11 LAKE ST
Twn/City:	LEXINGTON
St/Prov:	MA
Postal:	02421

Cntry:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 2011 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	859,800	3,900		863,700
Total Card	0.000	859,800	3,900		863,700
Total Parcel	0.000	859,800	3,900		863,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.49 | /Parcel: 429.49

Legal Description

User Acct

313108

GIS Ref

GIS Ref

Insp Date

06/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.A-0008-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	859,800	3900	.		863,700		Year end	12/23/2021
2021	102	FV	835,400	3900	.		839,300		Year End Roll	12/10/2020
2020	102	FV	823,100	3900	.		827,000	827,000	Year End Roll	12/18/2019
2019	102	FV	710,000	3900	.		713,900	713,900	Year End Roll	1/3/2019
2018	102	FV	629,500	3900	.		633,400	633,400	Year End Roll	12/20/2017
2017	102	FV	575,000	3900	.		578,900	578,900	Year End Roll	1/3/2017
2016	102	FV	606,400	3900	.		610,300	610,300	Year End	1/4/2016
2015	102	FV	514,400	3900	.		518,300	518,300	Year End Roll	12/11/2014

!15863!

PRINT

Date	Time
12/30/21	21:30:23

LAST REV

Date	Time
09/02/21	10:11:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TCHOUIKEVITCH M	162-126	1	8/3/2021	Convenience	1	No	No		
KAPRELIAN ALAN	122-112		9/14/2012		500,000	No	No		
KAPRELIAN ALAN	39-4		11/10/2011	Convenience		No	No		M DEED

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2015	137	Manual	10,500					
1/12/2012	7500	Manual	7,500					install central A/

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann
9/18/2013	Info Fm Plan	BR	B Rossignol
5/7/2012	Info Fm Prmt	MM	Mary M
1/25/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8248																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	green		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.17212820
Const Adj.:	0.97029907
Adj $ / SQ:	346.881
Other Features:	105706
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	963940
Depreciation:	104106
Depreciated Total:	859835

COMMENTS

GLA=2011 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	416.26
Special Features:	0	Val/Su Net:	427.55
Final Total:	859800	Val/Su SzAd	427.55

SKETCH

UnSketched SubAreas:
GLA: 2011,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,011	346.880	697,578

Net Sketched Area:	2,011		Total:	697,578	
Size Ad	2011	Gross Area	2011	FinArea	2011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0008-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X9	A	GD	1927	27.08	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900